Office of Housing and Community Development

Affordability Programs

6-21-2021
STAFF AND BUDGET

Agency Staff Size

- 27 = 14 (HCV) + 4 (CPD) + 2 (Temp) + 6 (Admin/Finance)

Expenditure Budget

- $59,008,104 – 33% of Human Service Budget
- Federal: $43,382,012 – 74% (HUD)
  - CDBG: $4,058,471
  - ESG: $212,529
  - HOME: $2,639,527
  - HCV: $36,471,485
- CARES Act: $12,602,633 – 21% CARES Act directly from HUD & Coronavirus Relief Fund (State)
  - CDBG-CV: $3,730,573
  - ESG-CV: $3,215,035
  - HCV-CV: $657,025
  - State CRF: $5,000,000
- State: $2,928,857 – 5% State
  - CHIDI: $2,500,000
  - SRAP: $353,857
  - VH: $75,000
- County (General Funds): $94,602 – 0%
Income Limits for CDBG, HOME & ESG

Gross household income 80% area median income (AMI), adjusted for household size per the following table effective 6.1.2021:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Income Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$57,650</td>
</tr>
<tr>
<td>2 Person</td>
<td>$65,850</td>
</tr>
<tr>
<td>3 Person</td>
<td>$74,100</td>
</tr>
<tr>
<td>4 Person</td>
<td>$82,380</td>
</tr>
<tr>
<td>5 Person</td>
<td>$88,900</td>
</tr>
<tr>
<td>6 Person</td>
<td>$95,500</td>
</tr>
<tr>
<td>7 Person</td>
<td>$102,100</td>
</tr>
<tr>
<td>8 Person</td>
<td>$108,650</td>
</tr>
</tbody>
</table>

- Prince William County is part of the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

- Median family income for Washington Metropolitan Area is $129,000 effective June 1, 2021.
Neighborhood Housing Rehabilitation Program
PWC, Manassas City & Manassas Park

Largest Funded CDBG Activity
Neighborhood Rehabilitation
*CDBG Funded*

- Available to owner occupied properties in Prince William Area (County, cities of Manassas, Manassas Park)
- Assistance provided to:
  - correct health and safety issues
  - preventive maintenance
    - 30 year deferred loan – no payment until sold or no longer residence or refinance for cash out; repayment principal only
  - energy conservation – Grant
- Gross household annual income can not exceed 80% of Area Median Income (AMI) as determined by HUD
Neighborhood Rehabilitation Loans

- Provided more than $16 million
- 488 loans provided
- $10.8 million (314) active loans
- Average rehab loan more than $71,626
- FY21 Budget $2,530,368 (EN, PI, CO)
First-Time Homebuyer Program (FTHB)

Home Investment Partnerships (HOME) Funded
First-Time Homebuyer Program  
*HOME Funded*

- Available to first-time homebuyers who live or work in Prince William Area; (County, cities of Manassas City and Manassas Park)

- Sufficient income & good credit to qualify for 1st trust mortgage from Virginia Housing (VH) formally VHDA approved lender

- Gross household annual income can not exceed 80% of Area Median Income (AMI) as determined by HUD

- Can not have purchased, owned or had interest in real property in last 3 years (HUD definition)
First-Time Homebuyer Program  

- Complete financial counseling and homeownership educational seminars provided by Prince William County Cooperative Extension Office

- Applicant must contribute at least a minimum of 1% of the approved Sales Price of personal funds towards the acquisition and additionally have at least one months PITI in reserves

- For households with incomes between 61%-80% AMI provides up to 23% of the approved sales price with 20% obligated towards down payment and the remaining obligated towards customary closing cost

- For households with incomes 60% or less AMI provides up to 33% of the approved sales price with 30% obligated towards down-payment and the remaining obligated towards customary closing cost
First-Time Homebuyer Program  *HOME Funded*

- Assistance provided in form of interest free, deferred lien with shared market appreciation

- No interest or monthly payments for assistance provided

- If borrower maintains property as personal residence, does not refinance for cash-out, or change ownership for 30 years, lien is forgiven
First-Time Homebuyer Program  *HOME Funded*

- Provided $19.9 Million in loans
- Provided 684 First-Time Homebuyer loans to date
- 429 Loans remain active
- FY21 Budget $2,454,503 (EN, PI, Carry-Over)
- Awarded $3.5 (2/20 thru 6/30/21) through Virginia Housing (VH); first-trust financing @ 1% below market rate for properties purchase in target zones (*those hit hardest in foreclosures crisis*)
Monitor Affordable Housing
Monitor of Affordable Housing Projects

• The Office of Housing and Community Development (OHCD) must monitor the non-profits that were awarded federal funds for the period of affordability to ensure that the tenants are income eligible, and that the property meets housing quality standards through inspections. Currently 55 properties

• OHCD must also monitor properties that were constructed with proffers for their affordability period
Rental Assistance Program
Housing Choice Voucher
Formerly Section 8
Rental Assistance Program
70% at Initial Lease Up Must at 30% of AMI

**Extremely Low Income** - Gross household income **30%** area median income (AMI), adjusted for household size per the following table:

<table>
<thead>
<tr>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
<th>4 Person</th>
<th>5 Person</th>
<th>6 Person</th>
<th>7 Person</th>
<th>8 Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>$27,100</td>
<td>$31,000</td>
<td>$34,850</td>
<td>$38,700</td>
<td>$41,800</td>
<td>$44,900</td>
<td>$48,000</td>
<td>$51,100</td>
</tr>
</tbody>
</table>

**Low Income** - Gross household income **50%** area median income (AMI), adjusted for household size per the following table:

<table>
<thead>
<tr>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
<th>4 Person</th>
<th>5 Person</th>
<th>6 Person</th>
<th>7 Person</th>
<th>8 Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>$45,150</td>
<td>$51,600</td>
<td>$58,050</td>
<td>$64,500</td>
<td>$69,700</td>
<td>$74,850</td>
<td>$80,000</td>
<td>$85,150</td>
</tr>
</tbody>
</table>
Rental Assistance Program FY2021

- Annual Budget Authority $36,745,947
- OHCD is Administrative Agent of Housing Choice Vouchers directly from HUD
- 1,931 households receive rental assistance through a Voucher as of 5-1-2021
- Average rental assistance subsidy per household is $1,254
- Waiting List last open Dec. 2010, currently 614 households on list
- PWC has **no** Public Housing
  - PWC is a PHA (Public Housing Agency) not a PHA (Public Housing Authority)
Rental Assistance Program

- Vouchers can be used anywhere in the U.S. including Guam and Puerto Rico
- Eligible families are issued a voucher based upon applicable bedroom size to locate housing
- Voucher is authorized for 60-days with an extension if proof provided of search
- Family pays between 30-40% of adjusted gross income towards rent and utilities
- Rents charged must be comparable to market
- Property must be inspected for HUD’s Housing Quality Standards (HQS)
- Contract cannot begin before property passes inspection
Served 4,198 low- and moderate-income people in FY20
More Information on OHCD Programs and Services

Visit our web site at:
www.pwcgova.org/housing

or

call 703-792-7530

presentation prepared by Billy J. Lake, Director
QUESTIONS